

STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE



INDIANA GOVERNMENT CENTER NORTH
 100 NORTH SENATE AVENUE N1058(B)
 INDIANAPOLIS, IN 46204
 PHONE (317) 232-3777
 FAX (317) 974-1629

Ratio Study Narrative 2023

General Information	
County Name	Cass County

Person Performing Ratio Study			
Name	Phone Number	Email	Vendor Name (if applicable)
Jay Morris	765-457-6787	jay@avs-in.com	Ad Valorem Solutions, LLC
Jaime Morris	765-457-6787	jaime@avs-in.com	Ad Valorem Solutions, LLC
Cathy Isaacs	574-753-7710	Cathy.isaacs@co.cass.in.us	Assessor

Sales Window	12/1/2019 to 11/30/2022
If more than one year of sales were used, was a time adjustment applied?	If no, please explain why not.
Due to size of the county and in hopes of getting the best representation of sales to complete the trending as well as the sales ratio to be performed on all strata's containing 25 or more parcels: We used sales from 12/01/2019 – 11/30/2022 for Commercial and Industrial property and groupings. We used sales from 12/01/2020 – 11/30/2022 for all other residential property and groupings.	We did not have enough paired sales to establish a reliable time adjustment.
	If yes, please explain the method used to calculate the adjustment.

Groupings

Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

The Residential Vacant land was grouped (L1). Cass County is mainly a rural-agricultural county. Therefore, the homesites throughout the county are of similar rural tracts and should be grouped for trending and sales ratio purposes. Although some townships did not meet the standards on their own, there are not enough sales in individual neighborhoods to make any further trending adjustments.

Grouping (R1) contain Townships Boone, Clinton, Harrison, and Jefferson Residential Improved. These townships are mainly rural townships that are on the west side of the county and share the same school district.

Grouping (R2) contain Townships Jackson and Deer Creek Residential Improved. These townships are mainly rural townships that are on the south of the county and share the same school district.

Due to the limited number of sales, all commercial and industrial land was trended together (L2). There were only six commercial and industrial valid sales. No townships had enough sales on their own. These sales were only included because they were valid. No trending was performed with these sales. And we are aware that the median falls outside to the standards. However, we did not want to exclude just to exclude.

With this being a small rural community and due to the number of sales in individual neighborhoods, and some neighborhoods as well as markets cross townships and district lines, the commercial and industrial improved parcels were grouped together in the ratio study (C1).

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Bethlehem Twp >10%	Land values were increased with updating the land order, and two parcels were changed from Exempt to Commercial.
	Harrison Twp >10%	Land values were increased with updating the land order.

Commercial Vacant	<p>Adams Twp > 10%</p> <p>Bethlehem Twp > 10%</p> <p>Harrison Twp > 10%</p> <p>Jefferson Twp > 10%</p> <p>Washington Twp. > 10%</p>	<p>Land values were increased with updating the land order.</p> <p>Land values were increased with updating the land order.</p> <p>Land values were increased with updating the land order.</p> <p>Land values were increased with updating the land order.</p> <p>One parcel changed from Ag to Commercial.</p>
Industrial Improved		
Industrial Vacant	<p>Noble Twp > -10%</p>	<p>Base rate for land was adjusted with updating of land order.</p>
Residential Improved	<p>Bethlehem Twp > 10%</p> <p>Boone Twp > 10%</p> <p>Clay Twp. > 10%</p> <p>Deer Creek Twp. > 10%</p> <p>Harrison Twp. >10%</p> <p>Jefferson Twp. > 10%</p> <p>Miami Twp. >10%</p> <p>Noble Twp. >10%</p> <p>Tipton Twp. >10%</p>	<p>Land values were increased with updating the land order and reassessment changes as well as trending up 15% based on sales.</p> <p>Land values were increased with updating the land order and reassessment changes as well as trending up 15% based on sales.</p> <p>Several neighborhoods up 15 to 20% based on sales.</p> <p>Trending up in several neighborhoods over 15%.</p> <p>Several changes due to reassessment, land order and trending in some neighborhoods over 15%.</p> <p>Several new houses, but trending in most neighborhoods was up over 20% based on sales.</p> <p>Values up 15% in most neighborhoods based on sales.</p> <p>Land values were increased with updating the land order and reassessment changes as well as trending up 15% based on sales.</p> <p>Several neighborhoods up 15 to 20% based on sales and several new houses.</p>
Residential Vacant	<p>Adams Twp. >10%</p> <p>Boone Twp. >10%</p> <p>Clay Twp. > 10%</p> <p>Clinton Twp. > 10%</p>	<p>Land values were increased with updating the land order.</p> <p>Land values were increased with updating the land order, and some new parcels.</p> <p>Some new parcels created as well as land type 92 raising with ag ground rate.</p> <p>Some parcels raised due to land type 92 raising with ag rate.</p>

	Deer Creek Twp. > 10%	One new parcel and some changes with land type 92.
	Harrison Twp. > 10%	Land values were increased with updating the land order, and some new parcels. Land type 92 increase.
	Jefferson Twp. > 10%	Land values were increased with updating the land order, and multiple new parcels created.
	Noble Twp. > 10%	Land values were increased with updating the land order, and some new parcels. Land type 92 increase.
	Tipton Twp. > -10%	One parcel went from vacant to improved. Otherwise change in land type 92.

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

For the first phase of the reassessment, we completed the following areas: Adams, Bethlehem, Harrison, Jefferson, Noble and parts of Boone Townships.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

We are updating the land order during each phase of the reassessment. Therefore the land in the townships listed above were updated with this phase of the reassessment.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

Cass County has a permit system in place that assists the Assessor with updating their parcel records. Along with that the county uses the % complete chart to standardize changing effective years on parcels that add additions as well as do extensive remodeling. During the sales validation process, the county also utilizes this same method of establishing effective age. During the site visit, if an internal visit is denied, a call to the owner or seller provides additional information with the remodeling that may have occurred to the property. The Assessor also uses various websites to help establish the extent of internal remodeling not available from just outside appearance. On less extensive remodeling, change of condition may result.

We had several multiparcel sales that had different sale ID's. We included them in the Formatted tab but highlighted them in yellow.

We have also included a spreadsheet explaining differences from the Ratio Study and the Workbook.